

MINUTES

ECONOMIC DEVELOPMENT TASK FORCE

Tuesday, November 24, 2009
Council Chambers
Municipal Building
93 Cottage Street
Bar Harbor, Maine
2:00 PM

I. Call to Order

Members present: Patricia Samuel, Chair; Barry Teater, Secretary; Matt Horton; James “Howdy” Houghton; and Mark Hanscome.

Staff present: Anne Krieg, Town Planning Director.

The meeting lacked a quorum, so no motions were made.

II. Absences

Excused absences: Chris Vincenty, Randy Sprague, Karen Baksa, Chris Fogg

Unexcused absences: John Kelly

III. Minutes

The minutes of the November 10, 2009, meeting were tabled.

IV. Regular Business

A. Completion of Downtown development district project

The Task Force discussed additional revisions to the proposed downtown village districts in the Land Use Ordinance. Members agreed to change the definition of Food Processing Establishment to exclude slaughterhouses but to include butcher shops and fish markets. Members also continued discussion of a proposed provision to allow a fourth story of habitable space in a downtown building if certain requirements for year-round, affordable housing on the fourth story are met. Mr. Horton said he favored eliminating the provision altogether because its requirements were too restrictive for the property owner and because he doubted the need for upper-floor housing downtown. Ms. Krieg said it’s considered good planning practice to include a mix of housing in downtowns. Three-story buildings are the norm for small-town downtowns, she said, but allowing a fourth story in return for residential housing concessions was “classic incentive zoning.” Mr. Hanscome said the town needs affordable housing downtown but has never allowed four-story buildings downtown. If on-site affordable housing is not part of allowing the extra story, the four-story provision should be dropped

altogether, he said. Ms. Krieg said a compromise would be to allow the owner of a four-story building to meet its affordable housing requirements by providing the housing offsite, elsewhere in the village. The Task Force agreed to continue the discussion at its next meeting.

B. Update of Eden Street Corridor Zoning Project

This item was tabled.

C. Update of Route 3 committee

This item was tabled.

D. Review of a memo to Town Council about Code Enforcement complaints.

This item was tabled because Mr. Sprague, who was to present the draft memo, was absent from the meeting.

E. Update of telecommunications projects by Ms. Samuel.

This item was tabled.

F. Expand the list of the types of businesses the Town would like to recruit and retain.

Mr. Teater suggested adding to the list of desirable businesses a butcher shop/fish market. Ms. Samuel suggested an indoor space for artists. Mr. Houghton suggested that Bar Harbor citizens be surveyed by Internet about the types of businesses they would like to see the town attract.

G. Other Task Force comments

Members agreed to try to fill three open seats on the Task Force. Ms. Samuel volunteered to contact Acadia National Park Superintendent Sheridan Steele about assigning a Park representative to replace John Kelly, who has missed too many meetings under the Task Force's bylaws to remain on the Task Force. Ms. Samuel also agreed to ask the Town Council to either re-advertise or convert to an at-large seat the seat designated for a real estate representative. Ms. Krieg volunteered to contact Richard Simis, owner of Town Hill Market, about possibly filling the seat designated for Town Hill. Ms. Krieg also said she would contact College of the Atlantic about filling its designated seat.

V. Public Comment

There were no public comments.

VI. Matters for Next Meetings

A. Set 2010 meeting calendar

This item was tabled.

B. Request Town Council extend Task Force work

This item was tabled.

VII. Confirm Date/Time/Location for Next Meeting

The next meeting was confirmed for 2 p.m. on December 8, 2009, in the Council Chambers of the Municipal Building.

VIII. Adjournment

The meeting was adjourned at 3:30 p.m. by acclamation of the Chair.

These minutes were prepared by Task Force Secretary Barry Teater for presentation at the December 8, 2009, meeting of the Economic Development Task Force.

Barry Teater, Secretary

Date